

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, September 16, 2019 - 6:00 p.m.**

Ives Grove Office Complex Auditorium  
14200 Washington Avenue, Sturtevant, WI 53177

**(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee and members of the general public present at the meeting.)**

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Committee present: David Cooke, Kay Buske, Bob Grove, Tom Hincz, Monte Osterman,  
Tom Pringle, Tom Roanhouse

Youth in Government  
Representatives present: Jarret Janes, Vincent Pulice

Staff present: Brian Jensen, Development Services Superintendent  
Rhonda McCormick, Staff Secretary

Chairman Cooke called the September 16, 2019 Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

**PUBLIC HEARING**

1. Sanchez-Geilfuss-CCHF Trust  
6:03 Payne & Dolan, Inc., Applicant  
6:36

Rezone from M-4, Quarrying District to A-2, General Farming and Residential District II; ±94-acres; 7708 Northwest Hwy., Sec. 7, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041907-008000 & -004000)

For informational purposes only:

The purpose of this rezoning is to establish proper zoning designation consistent with the approved reclamation plan and the 2035 Comprehensive Land Use Plan..

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Payne & Dolan has reclaimed the northern ½ of this site and meets the reclamation standards set forth in the county ordinances and NR 135. The area requested for rezone is currently in agricultural production and contains a 12-acre lake. Staff met with Clint Weninger and Bryanna Bucholtz of Payne & Dolan at the site in August 2019 and has certified reclamation on the northern half.

Clint Weninger, the applicant, was present and answered questions from the committee.  
Bryanna Bucholtz, with Payne & Dolan, was present and answered questions from the committee.

**COMMUNICATIONS**

A letter from Julie Anderson informing Payne & Dolan, Inc. that Racine County has "Certified Final Reclamation" of the northern portion (Sanchez/Schroeder) of the Deback/Sanchez (Prager/Schroeder) site located in Section 7, Town 4 North, Range 19 East, in the Town of Waterford, was read into the record.

**STAFF RECOMMENDATION(S)**

Staff recommends approval as the rezoning is consistent with the existing 2035-Comprehensive Plan and previously approved reclamation plan; is compatible with surrounding zoning and uses and will provide a viable service for the community.

DECISION

**PRINGLE MOVED, seconded by Grove** to approve the petition as the rezoning is consistent with the 2035 Comprehensive Land Use Plan; is compatible with surrounding zoning and uses; and, will not actually adversely affect the surrounding property values.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye  
Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

2. R.P.L. Properties, LLC.  
6:14 Thomas J. Calouette, Applicant  
6:28

Rezone from M-3, Heavy Industrial District to B-3, Commercial Service District; ±2.7-acers; 4330 Conifer Ct., Sec. 36, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032036040110)

For informational purposes only:

The purpose of this rezoning is to establish proper zoning designation for future commercial business uses.

Jensen reviewed the petition and public hearing testimony using text and maps. The rezoning would allow commercial service type businesses within the existing multi-tenant building and allow for onsite vehicle sales and minor repair.

Tom Calouette, the applicant, was present and answered questions from the committee.

SPEAKING IN FAVOR

John Kurt was present and spoke in favor of the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezoning is compatible with surrounding zoning and uses. There is no illegal spot zoning as the property immediately adjacent to the north is zoned B-3.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the petition as the Town of Dover has approved the proposed rezone; the rezoning is compatible with zoning and uses directly adjacent to the north of this property; and, the rezoning will not actual adversely affect the surrounding property values.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye  
Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

3. R.P.L. Properties, LLC. Conditional Use to utilize a portion of an existing  
6:22 Adil Dzabiroski, Applicant multitenant building and yard for auto sales/service  
6:39 business known as E.N.E. Motors; 4330 Conifer Ct.; Sec.  
36, T3N, R20E, **Town of Dover** (Parcel Id. Nos.  
006032036040110)

Jensen reviewed the petition and public hearing testimony using text and maps. E.N.E. Motors are proposing to occupy first floor for office and sales support and the shop/warehouse area of approximately 5,400-sq.ft. for their vehicle detailing. The applicants estimate that 90% or more of their sales are initiated by online searches. The property is serviced by a holding tank and has been serviced by Pats Sanitary on a bi-weekly basis. The existing landscaping will not be modified.

### COMMUNICATIONS

The Town of Dover Board and Planning Commission approved this conditional use at their August 14, 2019 meeting.

### STAFF RECOMMENDATION(S)

Staff recommends approval as the use appears to be permitted by underlying zoning and based on other things going on in the area, the proposed use appears to fit with the uses in the district.

### DECISION

**PRINGLE MOVED, seconded by Grove**, to approve the petition as the use is in accordance with the purpose and intent of Chapter 20 as this use promotes prosperity of the county; and, based on other things going on in the area, the proposed use appears to fit with the uses in the district.

### **YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye  
Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

4. Tia Kastenson Rezone from B-1, Neighborhood Business District to B-3,  
6:28 Commercial Service District; ±.58-acrs; 4438 Raynor  
6:40 Ave., Sec. 25, T4N, R20E, **Town of Norway** (Parcel Id.  
No. 010042025047000)

#### For informational purposes only:

The purpose of this rezoning is to establish proper zoning designation for future occupancy of the existing structure as a veterinary clinic

Jensen reviewed the petition and public hearing testimony using text and maps. The building was previously occupied with a grocery store, car dealer and law office. The veterinary practice will be exclusively small animals, primarily small dogs and cats.

Dr. Tia Kastenson was present and answered questions from the committee.

### COMMUNICATIONS

The Town of Norway approved this request at their August 7, 2019 meeting. The Town added that if changes are made to the existing parking lot, The Town of Norway must grant approval to meet possible drainage concerns.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezoning is compatible with surrounding zoning and uses.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the petition as the Town of Norway recommended approval of the rezoning; the rezoning will not actually adversely affect the surrounding property values; and, the rezoning is in the public interest as it should provide a valuable service to the community.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

5. Tia Kastenson

6:31

6:40

Conditional Use to establish a veterinary clinic within an existing building; 4438 Raynor Ave.; Sec. 25, T4N, R20E, **Town of Norway** (Parcel Id. 010042025047000)

Jensen reviewed the petition and public hearing testimony using text and maps. The practice will be exclusively small animals, primarily small dogs and cats. No animals will be seen after hours or left in the clinic overnight. The building is served by a holding tank and is sized adequately to meet the projected wastewater flow for this business.

Dr. Tia Kastenson was present and answered questions from the committee.

COMMUNICATIONS

The Town of Norway approved this request at their August 7, 2019 meeting.

STAFF RECOMMENDATION(S)

The Town of Norway approved this request at their August 7, 2019 meeting. The Town added that if changes are made to the existing parking lot, The Town of Norway must grant approval to meet possible drainage concerns.

DECISION

**GROVE MOVED, seconded by Buske**, to approve the petition as this use is not hazardous, harmful, offensive, or otherwise adverse to the property values in the County and its communities; this use appears to be permitted by underlying zoning; and, based on other things going on in the area, the proposed use appears to fit with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

6:35 **GROVE MOVED**, seconded by **Osterman**, to close the Public Hearing portion of the meeting.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye  
Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

**COMMITTEE MEETING**

***PLEASE NOTE: While the following agenda items are up for discussion and action before the Committee and the Committee may ask questions of the petitioners or affected neighbors, this portion of the agenda is a committee meeting and not a public hearing, and public hearing testimony may not be taken. All are welcome to attend.***

1. Decisions on preceding petitions
2. Review, discussion and possible approval of the July 15, 2019, summary minutes  
6:41

**PRINGLE MOVED**, seconded by **Buske** to approve the July 15, 2019, summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye  
Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

3. ~~Report #2019-25 by the County Executive making an appointment to the Waterford Waterway Management District Board of Commissioners~~

4. Bowersock Trust Robert B. Amendment of the Shoreland/Floodplain Conditional Use  
6:41 for additional fill, grading and to include an underground  
6:44 culvert for stormwater purposes in the R-3/FFO (Flood  
Fringe Overlay District); 7330 E. Wind Lake Rd.; Sec. 10,  
T4N, R20E, **Town of Norway** (Parcel Id.  
010042010055010)

Note: the original CU approval was granted January 18, 2016

Jensen reviewed the petition. Construction would tentatively start in mid-September and be completed in mid-October. The additional fill conforms with Sec 20-1595 Standards of Development in a flood fringe overlay district. An 18-inch underground culvert will be installed to assist in stormwater drainage.

Robert Bowersock, the owner, was present and answered questions from the committee.  
Jeff Kreger, with Turnkey Homes, was present and answered questions from the committee.

COMMUNICATIONS

Racine County Land Conservation Department conducted a Technical Review on August 26, 2019.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is consistent with other uses in the district.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye  
Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

5. Rick Beck  
7:01 Brian Wanasek, Attorney  
7:10
- Site Plan Review to allow stockpiled material to be removed from previous nonmetallic mining site in the M-4, Quarrying District; west of Buena Park Rd., south of STH 20/83; Sec. 34, T4N, R19E, **Town of Waterford** (Parcel Id. 016041934008020)

Note: the original CU approval was revoked by EDLUP Committee May 20, 2019 (previous operator Cornerstone Pavers LLC. Chris Cape)

Jensen reviewed the petition. The stockpiled material needs to be removed in order to move forward with reclamation.

STAFF RECOMMENDATION(S)

Staff recommends approval as removal of already processed stockpiled material will allow for reclamation work to commence on the property and will provide a service to the immediate community.

DECISION

**GROVE MOVED, seconded by Osterman**, to approve the petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye  
Youth Representative Pulice: aye

**Motion carried unanimously. VOTE: 7/0**

6. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors  
7:11  
7:12

The Committee received and filed the following referrals;

1. Amended Relocation Order regarding Braun Road, from CTH H to 90th Street, from the Village of Mt. Pleasant. (Project MP011718)
2. Amended Relocation Order regarding CTH H from Braun Road to Station 948+40.52, from Village of Mt. Pleasant (Project RC011818)
3. Relocation Orders from the City of Racine Waterworks Commission;
  - Regarding Mt. Pleasant Windsor House, Ltd. Parcel located in Village of Mt. Pleasant. (Resolution No 19-10)
  - Regarding 607 Newman Road in Village of Mt. Pleasant. (Resolution No. 19-11)
  - Regarding 9609 Broadway Drive in Village of Sturtevant. (Resolution No. 19-12)
4. Ordinance amending the 2035 Village of Mount Pleasant Comprehensive Land Use Plan from the Village of Mt. Pleasant.
5. A copy of the Calendar Year 2020 Budget from the Southeastern Wisconsin Regional Planning Commission.

**DECISION**

**GROVE MOVED, seconded by Pringle**, to receive and file the above-referenced referrals.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes:                    aye  
Youth Representative Pulice:                aye

**Motion carried unanimously. VOTE: 7/0**

7.     Other business as authorized by law

8.     Adjourn  
7:12

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 7:12 p.m.

**Motion carried unanimously. VOTE: 7/0**